173.0	0006	0008.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,400 / 818,400
					USE VALUE:	818,400 / 818,400
					ASSESSED:	818,400 / 818,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUNCAN SAMUEL H
Owner 2:	DUNCAN NANCY JANE
Owner 3:	
Street 1:	37 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUNCAN SAMUEL H -
Owner 2:	-
Street 1:	37 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,740 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Aluminum Exterior and 2965 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5740.000	403,200	700	414,500	818,400
Total Card	0.132	403,200	700	414,500	818,400
Total Parcel	0.132	403,200	700	414,500	818,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.05 | /Parcel: 276.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0006-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,000	700	5,740.	414,500	818,200	818,200	Year End Roll	12/18/2019
2019	101	FV	304,500	800	5,740.	414,500	719,800	719,800	Year End Roll	1/3/2019
2018	101	FV	314,000	0	5,740.	367,200	681,200	681,200	Year End Roll	12/20/2017
2017	101	FV	314,000	0	5,740.	307,900	621,900	621,900	Year End Roll	1/3/2017
2016	101	FV	314,000	0	5,740.	307,900	621,900	621,900	Year End	1/4/2016
2015	101	FV	296,400	0	5,740.	266,500	562,900	562,900	Year End Roll	12/11/2014
2014	101	FV	296,400	0	5,740.	257,600	554,000	554,000	Year End Roll	12/16/2013
2013	101	FV	296,400	0	5,740.	245,200	541,600	541,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNCAN SAMUEL H	35018-436		3/5/2002	Family	1	No	No		
	15080-385		6/1/1983		109,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2017	158	Redo Bat	21,050	O				
1/24/2014	58	Manual	18,000	O				
9/25/2012	1215	Re-Roof	6,000					
9/16/2009	852	Porch	15,284					
2/27/2003	143	Redo Bas	18,000	C				FIN LDRY & FIN STO

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
3/6/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	336	PATRIOT
8/15/2005	Permit Visit	BR	B Rossignol
1/4/2000	Meas/Inspect	263	PATRIOT
7/15/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5740		Sq. Ft.	Site		0	70.	1.03	8									414,541						414,500	

Total AC/HA: 0.13177 | Total SF/SM: 5740 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 414,541 | Spl Credit | Total: 414,500

User Acct

115592

GIS Ref

GIS Ref

Insp Date

08/25/18

!13481!

PRINT

Date	Time
12/11/20	03:25:46

LAST REV

Date	Time
10/02/18	14:39:09

mmcmakin

13481

USER DEFINED

Prior Id # 1:	115592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06807685
Const Adj.:	1.02979398
Adj $ / SQ:	137.487
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495276
Depreciation:	92121
Depreciated Total:	403155

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

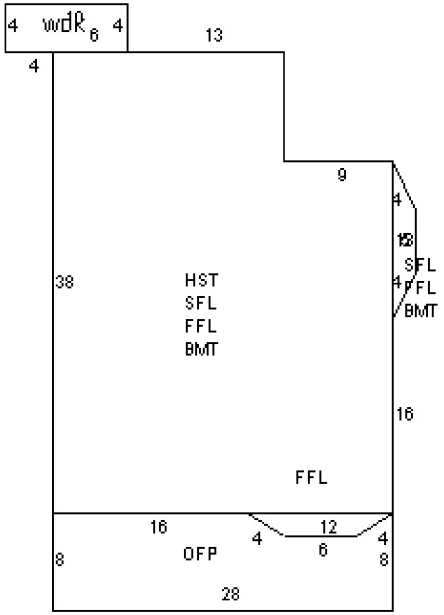
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.49
Special Features:	0	Val/Su Net:	107.26
Final Total:	403200	Val/Su SzAd	160.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,019	137.490	140,100
BMT	Basement	1,001	61.420	61,477
SFL	Second Floor	1,001	137.490	137,625
HST	Half Story	492	120.990	59,466
OFP	Open Porch	206	25.240	5,199
WDK	Deck	40	16.480	659
	Net Sketched Area:	3,759	Total:	404,526
Size Ad	2511.5	Gross Are	4250	FinArea 2965

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	
HST	100	UNF	30		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0006-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X12	A	AV	2010	4.20	T	7.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc